

**MINUTES  
CITY OF ST. CHARLES  
HOUSING COMMISSION  
THURSDAY, JANUARY 8, 2020  
COUNCIL COMMITTEE ROOM**

**Members Present:** Liz Eakins, Sean Baker, Rita Payleitner, John Glenn, Karrsten Goettel, Louis Dries, Corinne Pierog

**Members Absent:** Jennifer Becker, Ed McNally

**Others Present:** Ellen Johnson, Planner

---

**1. Call to Order**

Chair Eakins called the meeting to order at 7:00 p.m.

**2. Roll Call**

Ms. Johnson called roll with six members present. There was a quorum. Ms. Pierog arrived at 7:03pm.

**3. Approval of Agenda**

**A motion was made by Mr. Glenn and seconded by Ms. Payleitner with a unanimous voice vote to approve the Agenda.**

**4. Approval of minutes from the October 23, 2019 meeting of the Housing Commission.**

**A motion was made by Mr. Glenn and seconded by Mr. Dries with a unanimous voice vote to approve the October 23, 2019 meeting minutes.**

**5. 2020 Inclusionary Housing Fee In-lieu**

Ms. Johnson advised the City Code allows for the Inclusionary Housing fee in-lieu to be set on an annual basis and it is time for the Commission to reassess the fee in order to make a recommendation to City Council. The ordinance allows for housing developers to provide a certain percentage of affordable units or pay a fee in-lieu of units. Fee payments are put into the Housing Trust Fund.

Ms. Johnson provided background on the history of the fee from the past few years. In 2019, the Commission set the fee at \$39,665.75 based on the new affordable home price for St. Charles established in IHDA's 2018 Report on Statewide Local Government Affordability. The methodology for the fee remained as the cost of providing a 25% downpayment for one affordable unit. It was discussed last year that the calculation would next be updated in 2023

when IHDA releases its next report. Mr. Glenn said there is no real reason to change it at this time. Commissioners agreed the fee should remain as-is.

**A motion was made by Ms. Payleitner and seconded by Ms. Pierog with a unanimous voice vote to recommend to City Council that the Inclusionary Housing Fee In-lieu for 2020 remain at \$39,665.75 per required affordable unit.**

## **6. Additional Business**

### **a. Anthony Place**

Ms. Johnson provided an update on Anthony Place, the senior affordable rental project within Prairie Center. It is the first major affordable housing project that happened as a direct result of the Inclusionary Housing Ordinance. The developer did not receive direct funding from the Housing Trust Fund, but the City did contribute financially in the form of development cost offsets; the Inclusionary Housing Ordinance allows for certain fee waivers for affordable units, including: building permit fees; sewer/water connection fees; and School & Park fees.

Of the 75 affordable housing units in this development, 54 are reserved for 60% AMI, 5 are for 50% AMI, and 15 are for 30% AMI. The 20 units for the lower AMI thresholds are reserved for Elgin Housing Authority project based voucher holders. The voucher holders need to be age 60+. Everyone else needs to be at least 55 years of age.

The property management company is starting to accept applications beginning this week. They had a list of almost 300 people interested in these units. They are projecting opening in April.

Commissioners expressed a desire to tour the project upon completion.

### **b. Housing Trust Fund Quarterly Report**

Ms. Johnson reviewed the account activity for the past 3 months:

- Beginning balance: approximately \$767,000
- No loan repayments
- One developer contribution of about \$3,900 (2-lot single-family subdivision)
- Interest payments
- Ending balance: approximately \$773,000

\$500,000 is earmarked for programs administered by Kane County; \$416,000 is to be made available to developers through the Kane County Affordable Housing Fund. None of that has been spent yet, but about \$107,000 has been approved for two purchase/rehab/resale projects which are in the works.

The Commissioners discussed various ways to promote the homebuyer and home rehab loan programs. They suggested bringing a list to the next meeting of where they could each drop off brochures and make presentations.

## **7. Future Meeting Dates**

- a. Thursday, February 13, 2020 at 7:00pm Committee Room – To be cancelled
- b. Thursday, March 12, 2020 at 7:00pm Committee Room – Reschedule to 3/19/20

c. Thursday, April 9, 2020 at 7:00pm Committee Room

**8. Public Comment- None**

**9. Adjournment at 7:52pm.**